

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Oakdene Road

Burntwood, WS7 4SA

£225,000



Council Tax: B



- FREEHOLD SEMI DETACHED HOUSE
- LOUNGE/DINER WITH FEATURE FIREPLACE
- SIDE LOBBY WITH STORAGE AND W.C.
- DOUBLE GLAZING TO MOST WINDOWS
- FRONT GARDEN WITH DRIVEWAY PARKING
- THREE BEDROOMS
- REFITTED KITCHEN
- FAMILY BATHROOM
- GAS RADIATOR CENTRAL HEATING
- GOOD SIZE REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this Freehold Semi Detached House, which has the benefit of double glazing to most window, gas radiator central heating and in brief comprises: porch, entrance hall, lounge/diner with feature fireplace, refitted kitchen, three bedrooms, bathroom, rear lobby with stores and W.C. Outside are good size gardens to front and rear and driveway parking.

#### PORCH

having a sealed unit double glazed side entrance door with adjoining windows.

#### HALL

having a side entrance door with glazed inserts, double panel radiator, understairs storage cupboard, side window, telephone point and stairway to the first floor.

#### LOUNGE

22'0" x 10'11" (14'5" into bay) (6.71m x 3.33m (4.39m into bay))

with sealed unit double glazed front bay window, additional sealed unit double glazed front window, 3 double panel radiator, TV aerial wire and marble fireplace with inset living flame gas fire.

#### KITCHEN

12'7" x 9'8" (3.84m x 2.95m)

fitted with a range of matching base drawer & wall mounted units with midway lighting beneath, larder unit, wood effect round edge work surface incorporating a stainless steel sink top, matching breakfast bar, space for an electric oven with cooker hood above, space and plumbing for an automatic washing machine, space for a fridge freezer, sealed unit double glazed rear window and rear door to the:-

#### REAR LOBBY

which has sealed unit double glazed French doors

to the rear garden, sealed unit double glazed side window, additional sealed unit double glazed side door with adjoining double glazed window, light points, two storage cupboards, one with sealed unit double glazed rear window and access to the:-

#### GROUND FLOOR W.C.

fitted with a low flush W.C., tiled walls and a sealed unit double glazed rear window.

#### LANDING

with a rear window and ceiling hatch to the roof space.

#### BEDROOM 1

11'7" x 11'0" (3.53m x 3.35m)

having a sealed unit double glazed front window and double panel radiator.

#### BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m)

having a sealed unit double glazed front window and double panel radiator.

#### BEDROOM 3

12'7" x 6'5" (3.84m x 1.96m)

with a sealed unit double glazed rear window, radiator, cupboard containing the Worcester Combi Boiler and a storage cupboard/wardrobe.

## BATHROOM

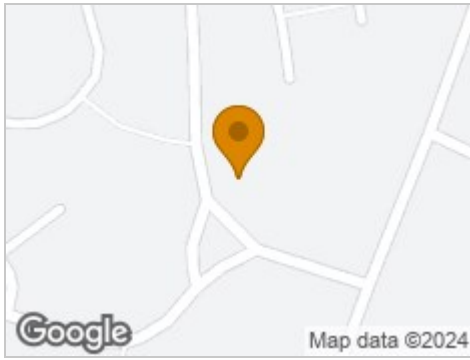
fitted with a white suite incorporating a panel bath with mains shower, mixer tap and screen above, pedestal hand basin, low flush W.C., panelled and tiled walls, chrome towel rail and sealed unit double glazed side window,.

## OUTSIDE

To the front, the property is set back from the road behind a small hedge and has double gate entrance, driveway parking and lawn garden alongside. A path leads to the side entrance door and gate to the rear garden. At the rear the garden is tiered with a patio areas, lawn, summer house and shed.



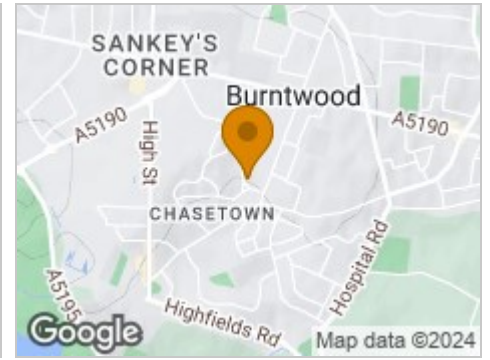
## Road Map



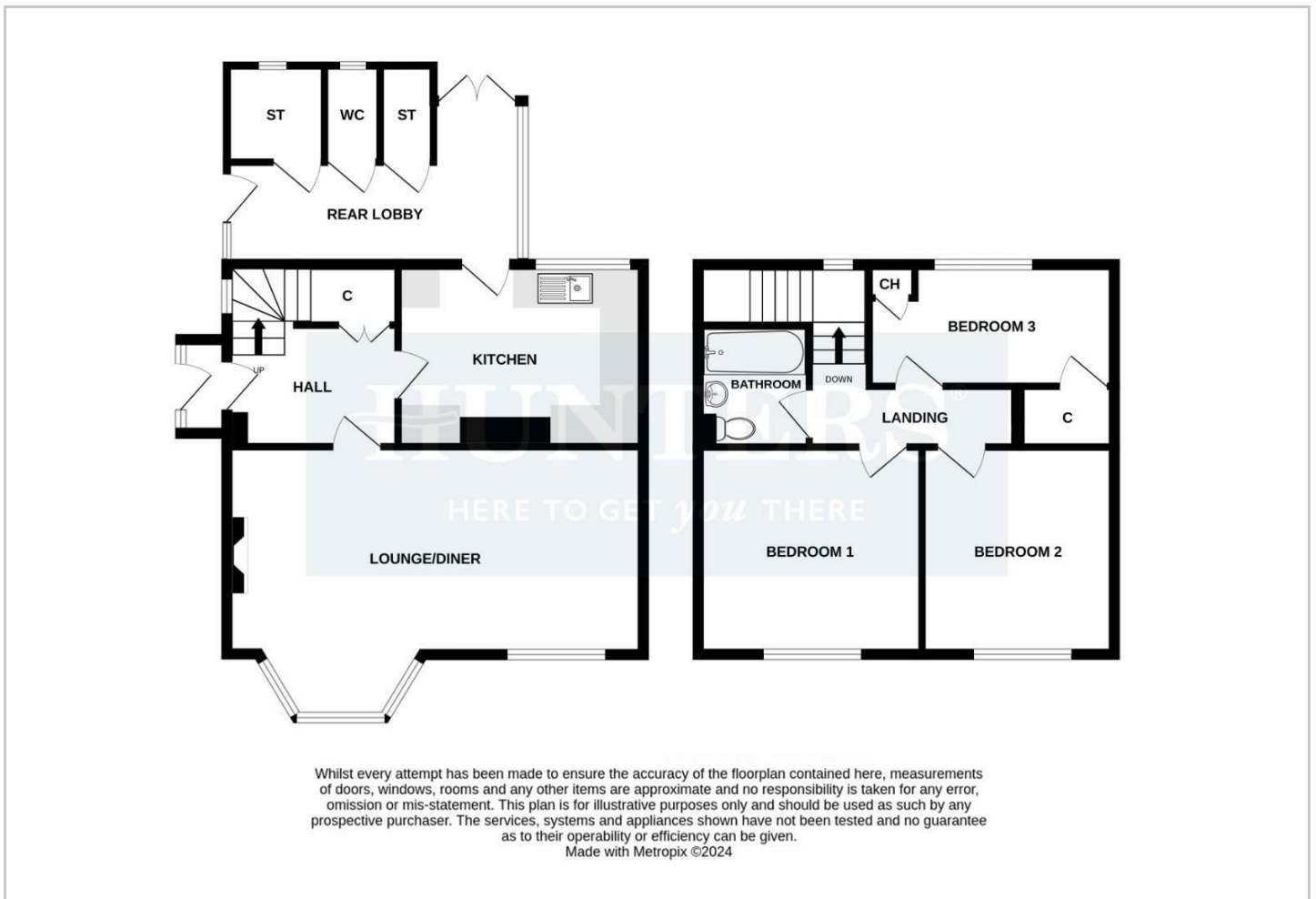
## Hybrid Map



## Terrain Map



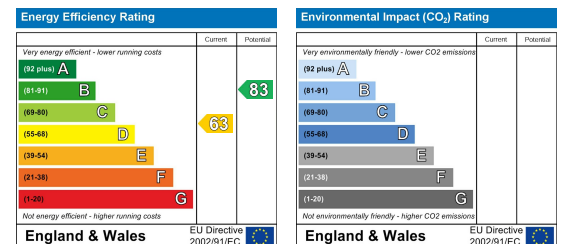
## Floor Plan



## Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.